

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14859 of the Investment Banking Group, Ltd., pursuant to 11 DCMR 3107.2, for a variance from the allowable percentage of lot occupancy requirements (Sub-section 634.1), a variance from the floor area ratio requirements (Sub-section 631.1), a variance from the rear yard requirements (Sub-section 636.3), a variance from the allowable height requirements (Sub-section 630.1), and a variance to allow a penthouse which will not meet the setback requirements [Paragraph 630.4(b)] for the proposed new construction of a mixed use commercial residential building in a CR District at premises 2311 M Street, N.W., (Square 36, Lots 49 and 820).

HEARING DATE: July 27, 1988
DECISION DATE: July 27, 1988 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 2A and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 2A. ANC 2A, which is automatically a party to the application, filed a written statement of issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 634.1, 631.1, 636.6, 630.1 and 630.4(b). No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in opposition to this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and